



OREGON STATE TENANTS ASSOCIATION
Manufactured & Floating Home Communities

STATEWIDE SURVEY

October - November 2024

~60,000 Oregon Residents Live in Manufactured and Floating Home Communities

Survey Responses: 490

In Consideration and
Support for Bill

LC

1860

60,000+ Manufactured & Floating Home Park Residents in Oregon

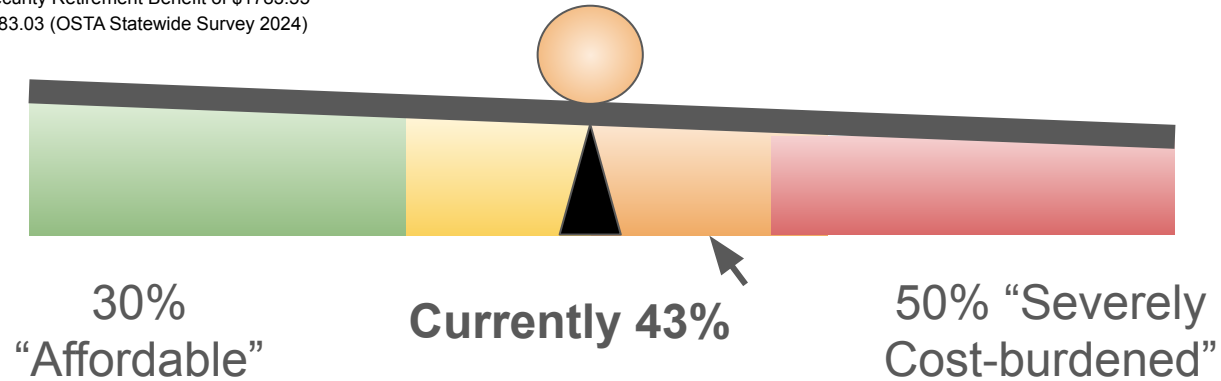
- Avert a Housing Crisis for Oregon's Seniors and Low-Income Families
- Ensure Fair Resale Values and Market Stability for Manufactured Homes

*"I live on a fixed income and by the rent going up every year I will not be able to afford my home and **I have nowhere else to go.**" - Park Resident*

TIPPING POINT

Income Spent on Housing

Based on average Social Security Retirement Benefit of \$1783.55
And average park rent of \$783.03 (OSTA Statewide Survey 2024)

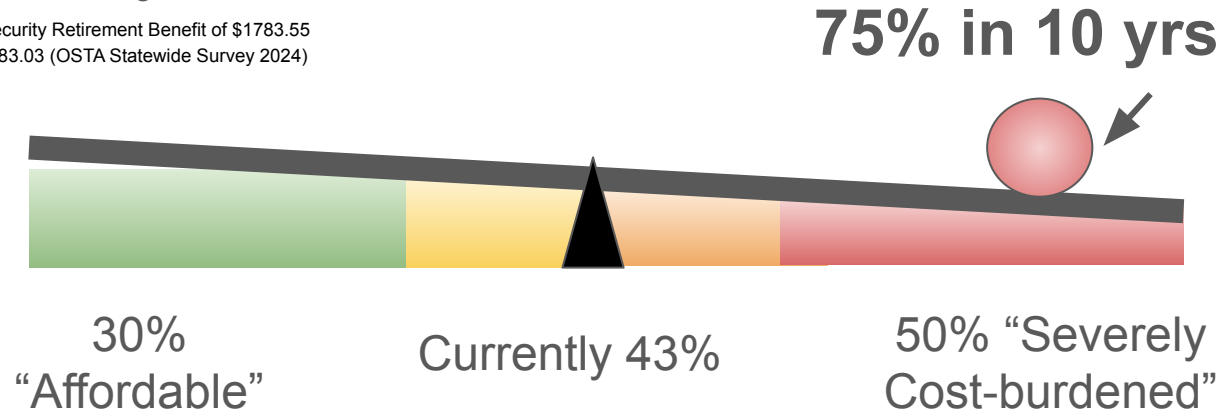


The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing where the occupant pays no more than 30%. Households spending more than 50% of their income on housing costs are considered severely cost-burdened.

Future Housing Crisis

Income Spent on Housing

Based on average Social Security Retirement Benefit of \$1783.55
And average park rent of \$783.03 (OSTA Statewide Survey 2024)

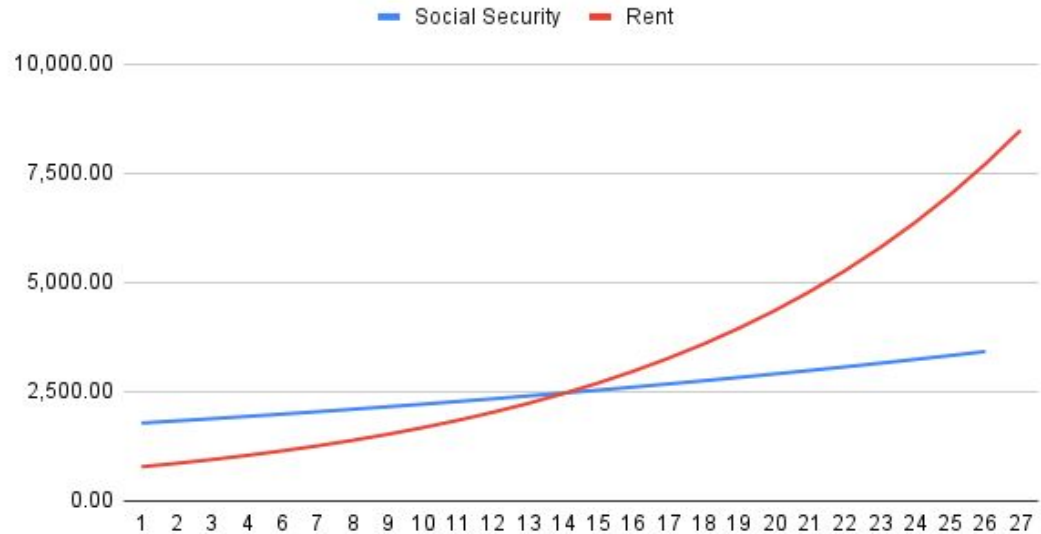


The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing where the occupant pays no more than 30%. Households spending more than 50% of their income on housing costs are considered severely cost-burdened.

Avg. Rent v Avg. Social Security Income

Years	2.75% Social Security	10% Rent
1	1,783.55	783.03
2	1,832.60	861.33
3	1,882.99	947.47
4	1,934.78	1,042.21
6	1,987.98	1,146.43
7	2,042.65	1,261.08
8	2,098.83	1,387.19
9	2,156.54	1,525.90
10	2,215.85	1,678.49
11	2,276.78	1,846.34
12	2,339.40	2,030.98
13	2,403.73	2,234.08
14	2,469.83	2,457.48
15	2,537.75	2,703.23

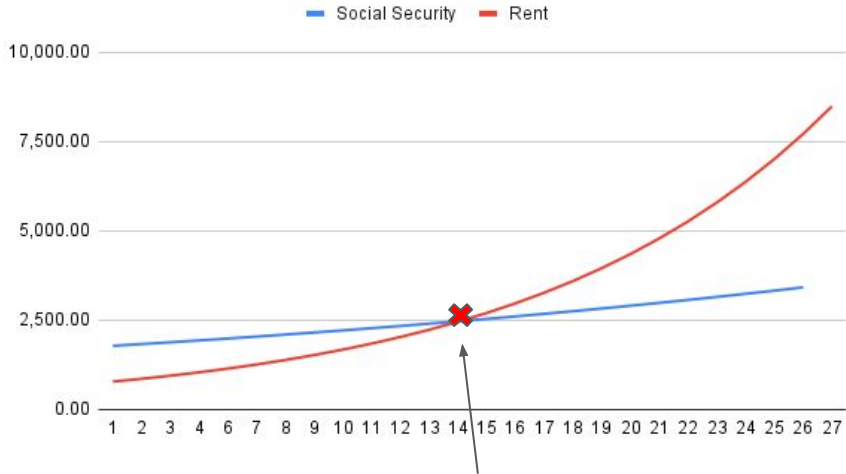
Social Security Increases vs. Rent Increases



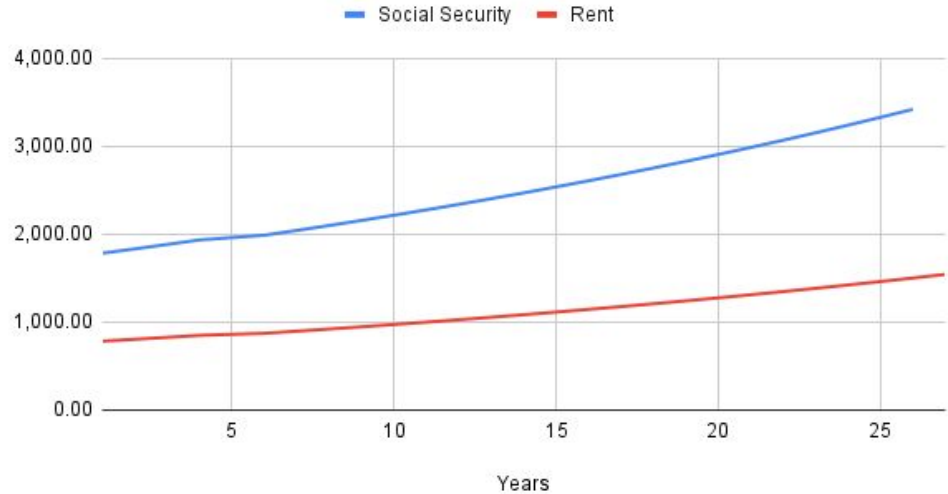
Based on current average rent in parks \$783 with 10% annual increase. Average Social Security Retirement income of \$1783.55 with average annual increase of 2.75%. Many seniors today receive less than the current average.

Current 10% Increases vs. Proposed Lower Increase Cap

Social Security Increases vs. Rent Increases

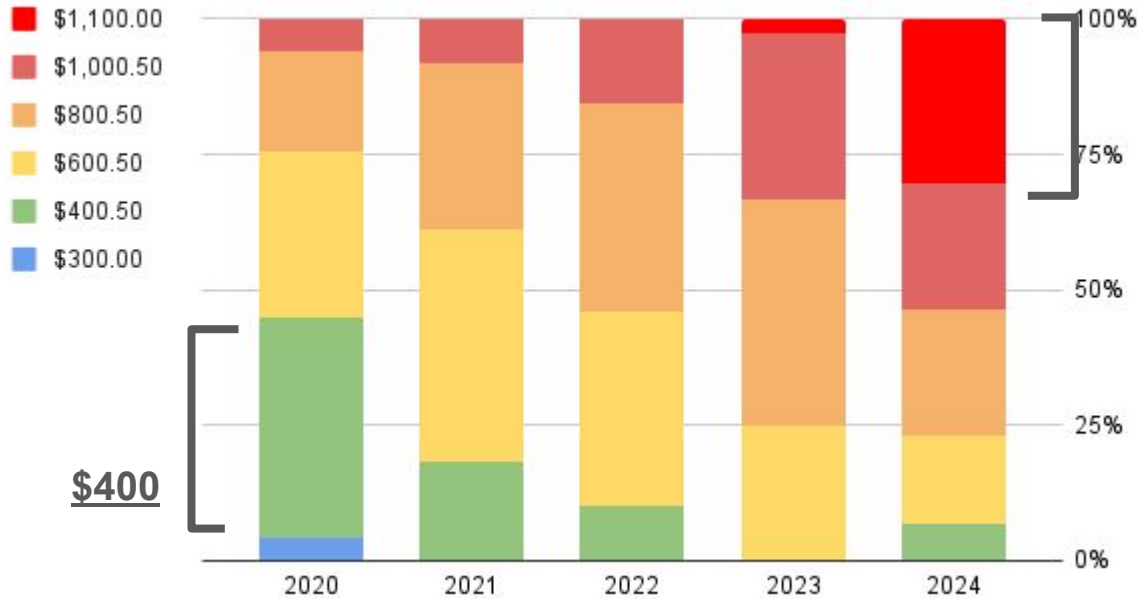


Lowered Rent Increase Cap



“Preventing a crisis is always easier than solving one.”

Starting Rent, 2020, 2021, 2022, 2023...



\$1,100

\$400

Rent Prices for the
Largest Group of
Residents



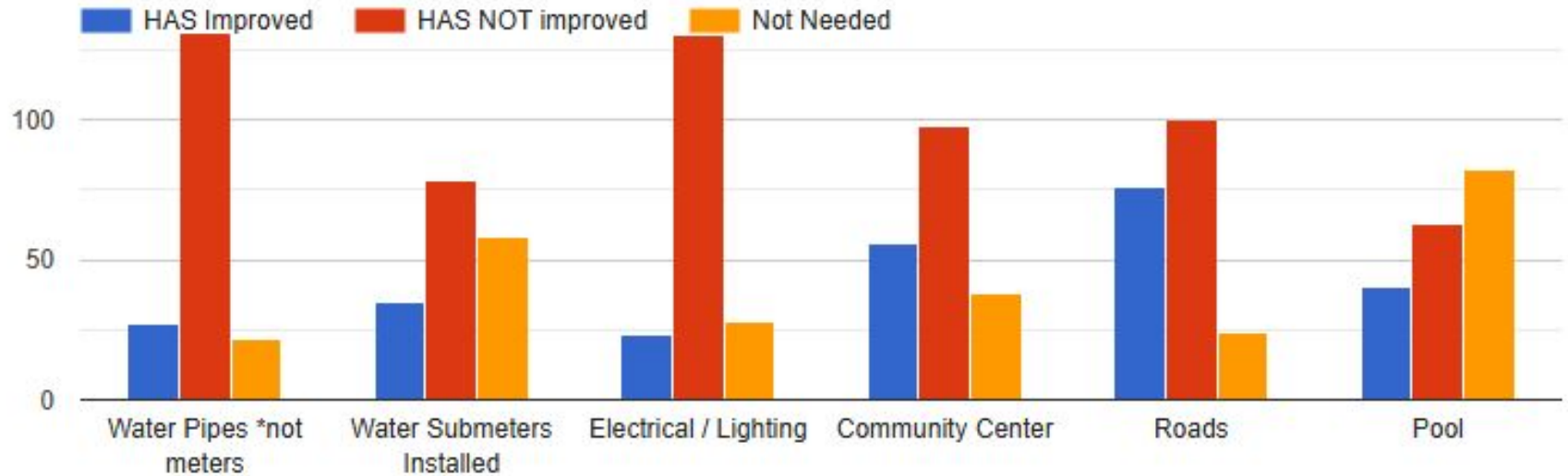
275%

Higher 2020 v. 2024



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Improvements to your park in the last 5 years



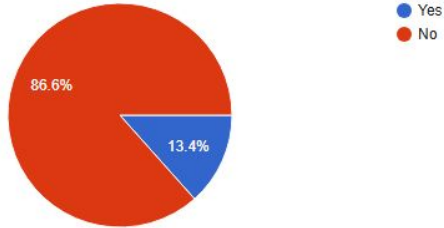
Have higher rents created better conditions?

BARRIERS TO SELLING THEIR HOME

AESTHETIC IMPROVEMENTS REQUIRED TO SELL

Have you experienced an issue with this?

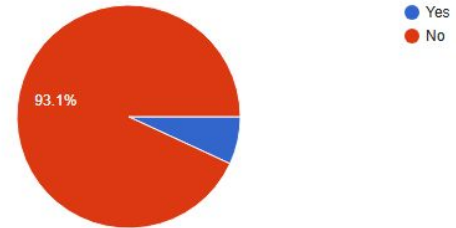
492 responses



INTERIOR INSPECTIONS REQUIRED TO SELL

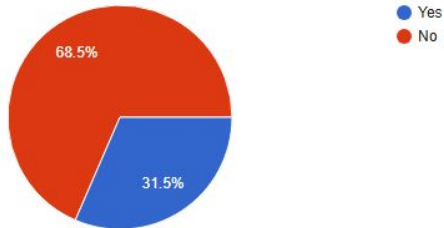
Have you experienced an issue with this?

492 responses



Have you heard of others in your park who have?

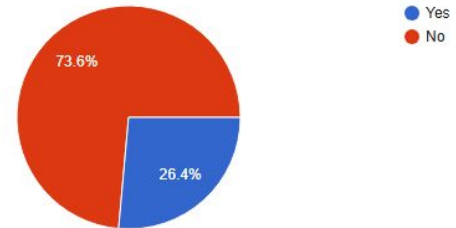
492 responses



↑
142%

Have you heard of others in your park who have?

492 responses



↑
271%

RENT RESET

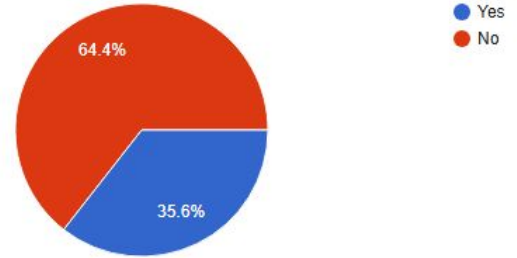


**FOR SALE
BY OWNER**

Rent: ~~\$783~~—Now: ???

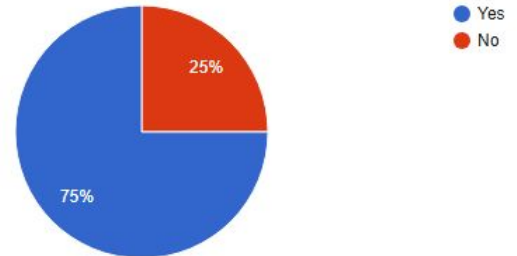
Have you experienced an issue with rent increasing for the buyer?

492 responses



Have you heard of others in your park who have?

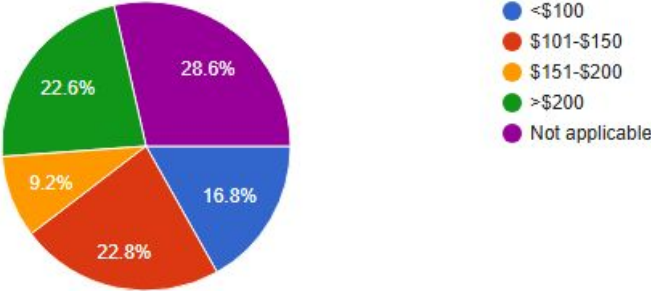
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RENT RESETS: increasing rent up to 25%

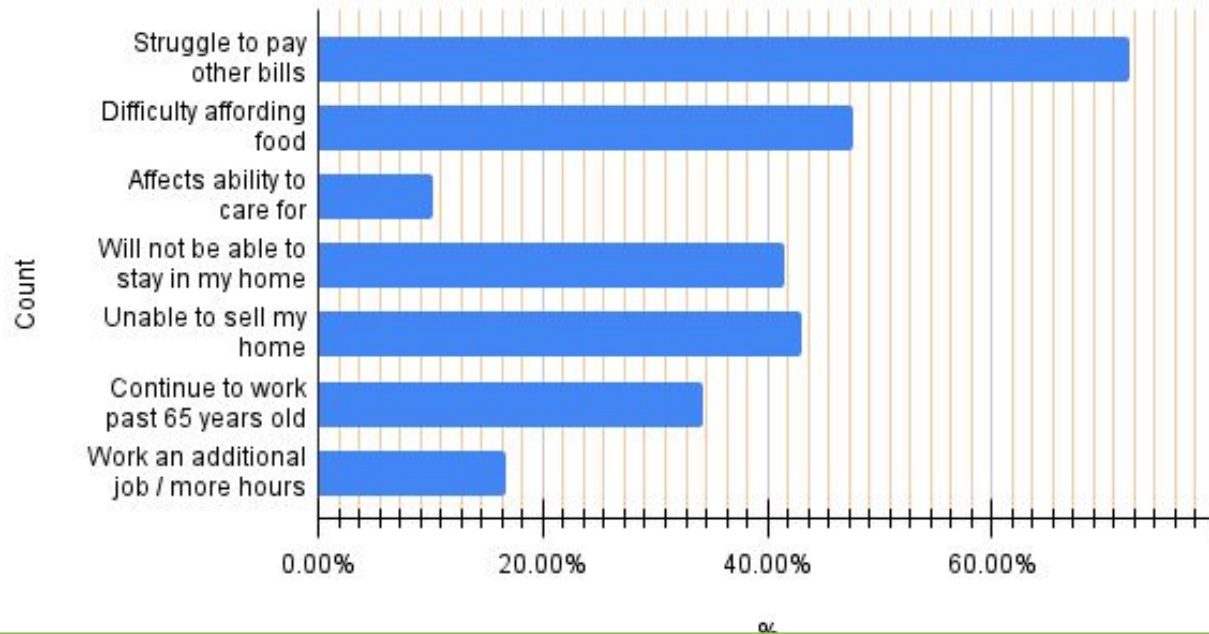
How much, approximately, does the park increase rent for a new buyer?

434 responses



How Rent Increases Affect Oregon Park Residents Today

% vs. Count



Without taking action now, we are guaranteed a housing crisis for 60,000 Oregon park and marina residents within a few short years



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